

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner
David Prokowiew



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Adam R. Burney
Land Use Director

Minutes
June 8, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Kenneth Chenis

BOARD REORGANIZATION: Reorganization as follows: Chair- Damon McQuaid; Vice Chair- Matthew Allison; Clerk- Kenneth Chenis; MRPC Representative- David Prokowiew; MJTC Representative- Kenneth Chenis; School Building Committee Representative- Gregory Bittner; Building Re-Use Committee Representative- Damon McQuaid; Capital Planning Committee Representative- Matthew Allison; Agricultural Commission Liaison- Matthew Allison; Open Space Committee Liaison- David Prokowiew; Green Committee Task Force Liaison- Gregory Bittner

ANRs:

54 Gilcrest Street- Presented by Rose Mary Chaulk, Rose Land Survey. Plan prepared for Townsend, but contains a small strip of land in Lunenburg; endorsement required by both communities. Due to minimal impact in Lunenburg, plan was distributed for departmental review prior to tonight's meeting. Plan endorsed by Board.

171 Arbor Street- Plan not ready for presentation.

302 West Street- Presented by Frank Preston, Whitman & Bingham Associates. Plan is for land swap between 300 and 302 West Street. Driveway easement will be retained by Bryan and Marlo Morgan and granted to Walter and Lynne Kluft. A Determination will be required by the Board at endorsement under Protective Bylaw of the Town of Lunenburg, § 6.4. Driveways and Entrances, §§ 6.4.3.4. Plan accepted for review.

PUBLIC HEARINGS:

270 Electric Avenue- see separate minutes

Minutes Approval: No minutes signed due to Board member absence.

COMMITTEE REPORTS:

MRPC- no report

MJTC- no report

Capital Planning Committee- no report

School Building Committee- no report

Building Reuse Committee- Town meeting approved \$28,000 towards "best use" review of Town Hall, Ritter, Passios and Old Primary School. Committee hopes to have an RFQ for an architect prepared shortly.

Open Space Ad Hoc Committee- no report

Agricultural Commission- Farmers' Market to open on Sundays beginning June 28th, on the lawn of the Ritter, 10 AM – 1 PM. Season will run for 18 Sundays.

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- Received building permits for Lots 2 and 5. A. Burney noted that he anticipates the Bond being before the Board at its June 22nd meeting.

Tri Town Landing- Moving forward with the fourth building. A. Burney doing site walk with developer and reviewing engineer June 9th.

DIRECTOR'S ITEMS:

Bylaw Updates- Board members to review Section 4.2. of the Protective Bylaw of the Town of Lunenburg and come to July 13th meeting with any comments/questions/suggested revisions.

333 Massachusetts Avenue, Hannaford Supermarket- After receiving Zoning Board of Appeals special permit for outside display of seasonal plants, will need to come before the Planning Board for development plan review.

739, 747, 757, 777 Chase Road, North End Subaru/North End Mazda- After receiving Zoning Board of Appeals special permit modification for proposed garage bays, will need to come before the Board for development plan review.

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE: June 22, July 13, July 27

BOARD COMMENT/CONCERNS: D. Prokowiew inquired as to Board involvement in the Summer Street Corridor Revitalization. A. Burney responded that comes under the purview of the Commonwealth.

ADJOURNED: 8:10 PM

Documents used at meeting:

05/11/15 Minutes

05/11/15 Highfield Village Hearing Minutes

05/11/15 270 Electric Avenue Hearing Minutes

ANR, 54 Gilcrest Street

ANR, 302 West Street